

#821808 1689 Reaney Ave - Q3 2024 Assessment Hearing (WM)

Submitted	Received via	Requester
November 12, 2024 at 15:51	Mail	Jim Davich <jimdavichrealtor@gmail.com>

CCs
Lydia Kopf <lydia.kopf@ci.stpaul.mn.us>

Status category	Ticket status	Type	Priority	Group	Assignee
Pending	Pending - Future Event	Question	Normal	PW - Garbage	Jillian Barden

Latitude/Longitude	Location	Other Telephone	Property ID Number
-93.02917,44.96418	1689 Reaney Ave, Saint Paul, Minnesota, 55106	6127508292	272922440159

Billing period for Delinquent Garbage Bill Assessment	Billing year for Delinquent Garbage Bill Assessment
Quarter 3 (July - September)	2024

Total amount due for Delinquent Garbage Bill Assessment	Assessment No.	Time of LH
576.70	250112	10:00 am

Stated Reason for Appeal (if given)	Date of LH (MM/DD/YYYY)	Other Name
PO was charged for bulky items that belonged to previous owner	01/16/2025	Jim

Did you receive a Saint Paul City Council Public Hearing Notice Ratification of Assessment?	Garbage Hauler
No	Waste Management

Have you contacted your hauler about this garbage bill before?	Garbage Invoice Dates (i.e. January 1- March 31)
Yes	(July 1 - September 30)

Staff Comments

PO purchased home April 11, 2024. Multiple bulky items were collected by Waste Management on April 3, 2024 and April 10, 2024, which resulting in an additional \$435 to be added onto the Quarter 3 2024 billing statement, along with \$75.21 in late fees, plus a prorated charge that includes service from April 13 - June 30, on the Quarter 3 billing statement.

Date of CP (MM/DD/YYYY)	Legislative Hearing Required	Do you need an interpreter?	Project Number
02/12/2025	Yes	No	open_-_new_job CG2501A2

Jim Davich November 12, 2024 at 15:51

Hey folks, please write up the case for 1689 Reaney Avenue that the current owner, Keri Brown is not responsible for the previous owner's trash. I spoke with Jill.

Please call to discuss the details of the case as I will be assisting the homeowner.

Thank you!

Jim Davich
612-750-8292

Here's my YouTube Channel

https://www.youtube.com/channel/UCe_X0jR3gee0ntGgy_fizaQ?sub_confirmation=1

Website: <https://www.inspirerealtymn.com/>

Jillian Barden November 12, 2024 at 15:58

Hi Jim

I will enter a legislative file for Keri. It is set for January 2nd at 10:00 am. Will you both be attending, and will it be in person or by phone? What is the best contact number to reach both of you?

Jillian

Jim Davich November 12, 2024 at 16:16

See below for me. I will handle this for now but will engage with her when needed.

Thank you!

Jim Davich
612-750-8292

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Jillian Barden November 13, 2024 at 10:28

Hi Jim

Sounds good. I will mark you as the main contact. Let me know if you have any other questions in the meantime

Jillian

Jim Davich November 13, 2024 at 10:41

My question is this bill will NOT be assessed to her taxes BEFORE this hearing, correct?

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Jillian Barden November 13, 2024 at 10:46

Hi Jim

That is correct. It will not become a levied assessment until it is approved by Public Council on Feb 12, 2025. The property owner then has until November 15, 2025 to make the payment.

Jillian

Jim Davich November 13, 2024 at 11:09

Can we do the next day or later date? I am traveling on January 2nd.

Thank you!

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Jillian Barden November 13, 2024 at 11:53

Hi Jim

The next date for garbage legislative hearings are on January 16, 2025 at 10:00 am. Will this work for you?

Jillian

Jim Davich November 13, 2024 at 11:55

Yes please!

Thank you!

Jim Davich
612-750-8292

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Jillian Barden November 15, 2024 at 10:58

Hi again Jim

Did Keri make any payments to Waste Management since she moved in? Can you send over a bank statement or receipt showing payments made? I just want to make sure the information I am receiving from Waste Management aligns with Keri's information.

Jillian

Jillian Barden November 15, 2024 at 13:50

Hi Jim

Waste Managemant just confirmed they received payments from Keri. She paid her July invoice, and paid the October invoice two times, so she has a credit balance of \$112.57 on her account that will be used for the January invoice.

Jillian

Jillian Barden December 19, 2024 at 16:22

Hearing entered, still needs files uploaded

Internal note

Jillian Barden December 20, 2024 at 14:10

Internal note

WM has no record of a title company calling in to get final billing. We do have a recycling account cancellation call that happened on April 10

Jillian Barden December 26, 2024 at 12:08

Hi Jim

I am getting everything ready for the hearing on January 16 but I have a quick question. What date was the title search done? Is there any record of the title company reaching out to Waste Management? I already reached out to Waste Management, and they state there is no indication a title company called to figure out the final bill.

Jillian

Jim Davich December 26, 2024 at 13:13

This is what title sent me regarding your question.

Thank you!

Jim Davich
612-750-8292

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----- Forwarded message -----

From: **Angie Burkhalter** <aburkhalter@title-smart.com>

Date: Thu, Dec 26, 2024 at 1:06 PM

Subject: RE: [City of Saint Paul] Re: Hey folks, please write up the case for 1689 Reaney Avenue that the current owner, Keri Brown is not responsible for the previous owner's trash. I ...

To: Jim Davich <jimdavichrealtor@gmail.com>, Alex Talbot <Alex@title-smart.com>

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Attached is our assessment search dated 3/18/24 showing the garbage assessment that was collected for.

Our title commitment dated 3/12/24

Along with the water we received from the city & paid at closing.

I'm not sure if the Seller's Closer reached out to WM or not, water is the utility we care about as it can become a lien on the property if the seller doesn't pay it.

Hope this helps.

Thanks!
Angie



MERRY
Christmas
TitleSmart will be closed on
Tuesday & Wed Dec. 24-25

Angie Burkhalter, Executive Closer
10th**

**** I will be out of the office January 3rd-January**



10705 Town Square Drive NE, Suite 240, Blaine, MN 55449 | *Plus 7 other metro [locations!](#)*

Phone: 763-205-0657 | **Fax:** 651-846-4394 | **Email:** aburkhalter@title-smart.com

Assistant: Alex Talbot | **Team Email:** angieteam@title-smart.com | **Direct:** 763-447-8048

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CERTIFID

Be alert for fraudulent wiring instructions!

TitleSmart will ONLY send our wiring instructions through Certifid - never through email.

We NEVER require a buyer to wire funds. We gladly accept cashier's checks on any transaction.

From: Jim Davich <jimdavichrealtor@gmail.com>

Sent: Thursday, December 26, 2024 12:22 PM

To: Angie Burkhalter <aburkhalter@title-smart.com>; Alex Talbot <Alex@title-smart.com>

Subject: Fwd: [City of Saint Paul] Re: Hey folks, please write up the case for 1689 Reaney Avenue that the current owner, Keri Brown is not responsible for the previous owner's trash. I ...

Hey guys, see below.

Thank you!

Jim Davich

612-750-8292

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Website: <https://link.edgепilot.com/s/215381ec/VZiu1VJJ0ep-XY5MD5crg?u=https://www.inspirerealtymn.com/>

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From: Jillian Barden (Public Works Garbage) <garbage@ci.stpaul.mn.us>

Date: Thu, Dec 26, 2024 at 12:08 PM

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the previous owner's trash. I ...

To: Jim Davich <jimdavichrealtor@gmail.com>



SAINT PAUL
MINNESOTA

Your request (821808) has been updated. To add additional comments, reply to this email.

Jillian Barden (City of Saint Paul)

Dec 26, 2024, 12:08 CST

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Nov 15, 2024, 13:50 CST

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[VV4995-Y3JRE]

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Jillian Barden December 30, 2024 at 09:03

Hi Jim

The title company appears to have missed a crucial detail. In Saint Paul, unpaid garbage fees can create an assessment/lien on the property. They saw multiple unpaid garbage bills (assessments) on the property for previous quarters, so it would have been a good idea for them to also check with Waste Management to make sure the Quarter 2 2024 bill was paid. This extra step could have helped resolve the assessment issue we have today.

I hope this information is helpful and that we can work together to find a resolution.

Jillian

Jillian Barden January 10, 2025 at 13:42

Hi Jim

Did you happen to reach out to the title company? What did they say?

Jillian

Jillian Barden January 13, 2025 at 13:15

Hi Jim

Do you still plan on attending the hearing on Thursday via teleconference or was the title company able to resolve the issue? I have your file entered in for a 10:00 am hearing.

Jillian

Jim Davich January 13, 2025 at 13:25

It has not been resolved and we are planning on attending the conference call.

Thank you!

Jim Davich
612-750-8292

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Jillian Barden January 13, 2025 at 13:27

Hi Jim

OK, sounds good. we will call you on Thursday

Jillian

Jim Davich January 13, 2025 at 13:29

I will bridge in the my client Kari Brown as well.

Thank you!

Jim Davich
612-750-8292

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Jillian Barden January 13, 2025 at 13:29

That works!